

Morrison 80

80.00 Acres

Whiteside County, IL

\$800,000



HAYDEN  OUTDOORS.

Morrison 80

TOTAL ACRES:

80.00

PRICE:

\$800,000

COUNTY:

Whiteside County

CLOSEST TOWN:

Morrison, IL

Activities & Amenities:

Farm/Crops/Ag
Hunting - Predator/Varmint
Hunting - Small Game
Timber
Wooded

Land Details

Address: 00 Crosby Rd ,
Morrison, Illinois 61270, USA
Closest Town: Morrison
Total Acres: 80.00
Tillable/Crop/Orchard Acres: 40
Timber Land Acres: 40

Property Summary

Seize the opportunity to add this productive ±80-acre Whiteside County farm to your operation or investment portfolio. Nearly 100% tillable with an impressive 121 PI, this farm has been meticulously maintained by the current owner-operator and offers a proven history of strong crop yields. An excellent opportunity for producers and investors seeking quality farmland with long-term value.

Land

Conveniently located just three miles north of I-88 and immediately south of Morrison, Illinois, this approximately 80-acre property offers excellent accessibility and a highly desirable location. The property features hard-surfaced road frontage along Crosby Road (Illinois Route 78), providing convenient access to the surrounding area.

Recreation

With approximately 40 acres of mature timber and a network of well-maintained, groomed trails, this property offers endless recreational opportunities—from hunting and wildlife watching to enjoying a peaceful weekend getaway. Rock Creek meanders through the timber, creating an excellent travel corridor for deer and other wildlife while providing a secluded setting with minimal pressure. Over the past five years, the current owner has thoughtfully cleared and maintained trails throughout the property, making it easy to explore and enjoy all that this land has to offer.





Agriculture

Offering approximately 40 acres of highly productive row crop ground with a 121 PI, this well-maintained farm has been meticulously cared for by the current owner-operator and features a strong yield history.

The property offers excellent hard road accessibility, along with an established access road on the south end for convenient equipment access and efficient farming operations. Additional tile work has been completed in key areas of the property to improve drainage and enhance overall production potential.

Gently rolling topography provides excellent natural drainage, while a centrally located waterway flows west through the timber toward Rock Creek, adding to the property's natural appeal and functionality.

This is an excellent opportunity for an operator looking to add high-quality, productive acreage to their existing operation or for an investor seeking well-maintained agricultural ground with strong long-term potential.

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Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



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